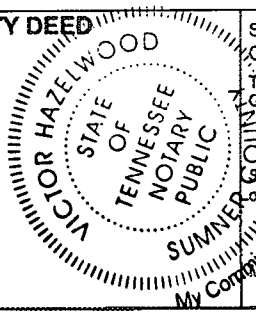
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 10694

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant Investments, LLC	owner	09209035100
(NAME)	(NAME)	
4524 Harding Pike, Suite 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Reza M. Alviri and Faranak Davachi Alviri,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grant Investments, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being Lot No. 38 on the map of the re-subdivision of the Wilcox property, as of record in Book 421, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 front 50 feet on the northerly side of Charlotte Pike and runs back 148 feet on the westerly line and 147 feet on the easterly line to an alley measuring 50 feet thereon.

TRACT NO. 2: Being Lot No. 39 on the plan of Wilcox Subdivision of a 29 (25) acre tract, a plan of which is of record in Book 161, page 159, Register's Office of Davidson County, Tennessee, also described as Lot 39 on the plan of the re-subdivision of the Wilcox property, as of record in Book 421, page 42, said Register's Office.

Said Lot fronts 50 feet on the west line and 148 feet on the east line to an alley in the rear, on which it measures 50 feet.

TRACT NO. 3: Being Lot No. 40 on the map of the re-subdivision of the Wilcox property, of record in Book 421, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Charlotte Pike and runs back 149 feet on the easterly line and 150 feet on the westerly line, along the easterly margin of 35th Avenue North, formerly Remy Street, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Reza M. Alviri and wife Faranak Davachi Alviri, by deed of record in Instrument No. 20020919-0114258 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160046939 DEEDWARR
Recvd: 06/03/16 10:53 2 pgs
Fees:13.00 Taxes:4810.00
20160603-0056140

unimproved ☐

This is improved ☐ property, known as 3324 Charlotte Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25th day of May, 2016.

Reza M. Alviri

Faranak Davachi Alviri

State of Tennessee
County of Davidson

Personally appeared before me Reza M. Alviri and Faranak Davachi Alviri, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 10694

